



SANTA ROSA COUNTY DEVELOPMENT SERVICES

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PUBLIC NOTICE

Members of the Santa Rosa County Zoning Board, Applicants and Public:
The Zoning Board will hold its regularly scheduled meeting on
Thursday, May 11, 2017 at 6:00 p.m. at the
Tiger Point Community Center, Gulf Breeze, Florida.

I. Pledge of Allegiance

II. Review of Meeting Minutes from April 13, 2017

III. Old Business:

IV. New Business:

1. [2017-V-036](#)

Project/Applicant: Dwight Gobeli
Location: 2728 Sealark Lane, Milton, FL
Parcel(s): 04-1S-29-1080-00000-0190
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the side setbacks from 15 feet to 0 feet to accommodate the rebuild of an existing deck. (LDC 6.03.05.F.5.a)
District: Commissioner District #1

2. [2017-V-037](#)

Project/Applicant: Kelly Caillouet
Represented by Dwight McMillian of Pensacola Marine Construction Inc.
Location: 5181 Soundside Drive, Gulf Breeze, FL
Parcel(s): 25-2S-28-2680-00000-0080
Zoned: R1 (Single Family Residential)
Request 1: Variance to allow for the construction of a pier prior to the residence. (LDC 2.10.05.A.1)
Request 2: Variance to allow a recently constructed accessory structure, specifically a storage shed (approximately 200 square feet) prior to the construction of the residence. (LDC 2.10.05.A.1)
District: Commissioner District #5

3. [2017-V-039](#)

Project/Applicant: Helen Carroum
Location: 4847 Hickory Shores Boulevard, Gulf Breeze, FL
Parcel(s): 23-2S-28-0000-00800-0000
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the side setbacks from 10.50 feet to 8.40 feet to accommodate a single family residence. (LDC 6.05.05.I.3)
District: Commissioner District #5

4. [2017-V-040](#)
Project/Applicant: James Carter Jr.
Location: 7379 Austin Drive, Milton, FL
Parcel(s): 36-1N-28-0000-00406-0000
Zoned: R1 (Single Family Residential)
Request: **Variance to allow for the construction of an accessory structure, specifically a pole barn (approximately 864 square feet), prior to the construction of the residence. (LDC 2.10.05.A.1)**
District: Commissioner District #2
5. [2017-V-041](#)
Project/Applicant: Fredrick Pounders and Julie Birk
Location: 3023 Grand Palm Way, Gulf Breeze, FL
Parcel(s): 31-2S-28-1255-00A00-0210
Zoned: R1 (Single Family Residential)
Request: **Variance to reduce the rear setback from 9 feet to 5 feet to accommodate a pool. (LDC 2.10.05.B.5)**
District: Commissioner District #5
6. [2017-V-042](#)
Project/Applicant: Thomas Lewis Young Revocable Trust
Represented by Thomas Young
Location: 2300th block of Tom Street, Navarre, FL
Parcel(s): 21-2S-26-0780-0QQ12-0000
Zoned: R2M (Medium Density Mixed Residential)
Request 1: **Variance to reduce the side setbacks from 15 feet to 5 feet to accommodate single family residences. (LDC 2.10.04.C)**
Request 2: **Variance to reduce the rear setback from 25 feet to 15 feet to accommodate single family residences. (LDC 6.05.09.I.4)**
District: Commissioner District #4
7. [2017-V-043](#)
Project/Applicant: Thomas Lewis Young Revocable Trust
Represented by Thomas Young
Location: 2100th block of Nina Street, Navarre, FL
Parcel(s): 21-2S-26-0780-0QQ52-0000, 21-2S-26-0780-0QQ63-0000, 21-2S-26-0780-0QQ64-0000, 21-2S-26-0780-0QQ65-0000, 21-2S-26-0780-0QQ68-0000, and 21-2S-26-0780-0QQ73-0000
Zoned: R2M (Medium Density Mixed Residential)
Request: **Variance to reduce the rear setback from 25 feet to 10 feet to accommodate single family residences. (LDC 6.05.09.I.4)**
8. [2017-V-046](#)
Project/Applicant: James Jones
Location: 1265 Bayview Lane, Gulf Breeze, FL
Parcel(s): 32-2S-28-4850-01400-0100
Zoned: R1 (Single Family Residential)
Request: **Variance to reduce the corner side setback from 15 feet to 7 feet to accommodate an existing accessory structure (approximately 120 square feet). (LDC 6.05.05.I.3)**
District: Commissioner District #5

9. [2017-V-048](#)

Project/Applicant: Mark Flores
Location: 7600 block of Bear Woods Trail, Milton, FL
Parcel(s): 36-2N-28-5840-00C00-0140
Zoned: R1 (Single Family Residential)
Request: Variance to construct an accessory structure (approximately 1200 – 1500 square feet) without a main building being constructed. (LDC 2.10.05.A)
District: Commissioner District #2

10. [2017-V-049](#)

Project/Applicant: Teddy and Dana McBride
Location: 3565 Laguna Court, Gulf Breeze, FL
Parcel(s): 32-2S-28-4936-00000-0100
Zoned: R1 (Single Family Residential)
Request: Variance to extend a pier from 300 feet to 410 feet from the mean high water line. (LDC 6.03.05.F)
District: Commissioner District #5

11. [2017-V-050](#)

Project/Applicant: Natalia and Valeriy Vorozheykin
Location: 4901 Soundside Drive, Gulf Breeze, FL
Parcel(s): 25-2S-28-2680-00000-0700
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the east side setback from 10 feet to 7 feet to accommodate a single-family residence. (LDC 6.05.05.I.3)
Commissioner District #5

12. [2017-V-052](#)

Project/Applicant: JA Parker Family Partnership
Represented by Sarah Neuland of 30AID Navarre LLC
Location: SE corner Highway 87 and Turkey Bluff Drive, Navarre, FL
APO Parcel(s): 09-2S-26-0000-00502-0000 and 09-2S-26-0000-00200-0000
Zoned: HCD (Highway Commercial Development) – HON (Heart of Navarre)
Request: Variance to allow three sides of a proposed retail building to be constructed with metal siding in a HCD (Highway Commercial Development) – HON (Heart of Navarre) zoning district. (LDC 6.05.24.C.2.a)
District: Commissioner District #4

13. [2017-CU-011](#)

Project/Applicant: George Huffman
Location: 7980 Twin Lakes Drive, Milton, FL
Parcel(s): 18-1N-27-5530-00B00-0140
Zoned: R1M (Mixed Residential Subdivision)
Request: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)
District: Commissioner District #2

AND

[2017-V-045](#)

Project/Applicant: George Huffman
Location: 7980 Twin Lakes Drive, Milton, FL
Parcel(s): 18-1N-27-5530-00B00-0140
Zoned: R1M (Mixed Residential Subdivision)
Request: Variance to reduce the rear setback from 25 feet to 21 feet to accommodate a single family residence. (LDC 6.05.07.I.4)
District: Commissioner District #2

14. [2017-CU-012](#)

Project/Applicant: Mark Bagley
Location: 6200 Greenwood Road, Jay, FL
Parcel(s): 30-5N-28-0000-00602-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: Conditional Use to allow recreational activities, specifically a wedding venue, in an AG-RR (Rural Residential Agriculture) zoning district. (LDC 6.09.02.V)
District: Commissioner District #3

AND

[2017-V-051](#)

Project/Applicant: Mark Bagley
Location: 6200 Greenwood Road, Jay, FL
Parcel(s): 30-5N-28-0000-00602-0000
Zoned: AG-RR (Agriculture/Rural Residential)
Request: Variance to eliminate landscape buffer "C" on the south, east, and west sides of the subject property. (LDC 7.01.05.E.1.c & 7.01.05.F)
District: Commissioner District #3

15. [2017-R-016](#)

Project/Applicant: Pullum Properties
Represented by Buddy Page of Professional Growth Management Services LLC
Location: Ray Helms Road, East Milton, FL
Parcel(s): 09-1N-27-0000-00100-0000
Existing Zone: AG-RR (Agriculture/Rural Residential)
Proposed Zone: M-1 (Restricted Industrial)
Existing FLU: AG (Agriculture)
Proposed FLU: INDUS (Industrial)
Area Size: 3.3 (+/-) Acres
District: Commissioner District #2

16. [Discussion of proposed procedural change related to application for building permits for single family development in the Holley by the Sea Subdivision and submission of wetland permits](#); presented by Beckie Cato.

V. Chairperson Matters: None

VI. Planning Department Matters:

Review of BOCC April 27, 2017 meeting results.

VII. Announcement of the Next Zoning Board Meeting (June 8, 2017)

VIII. Public Forum

IX. Adjournment